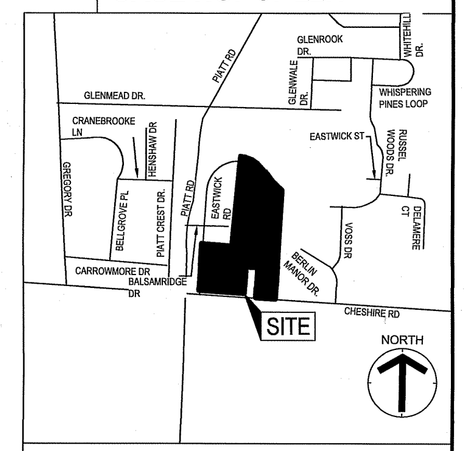
Book: 2095 Page: 1330 Page 1 of 4

BERLIN BLUFFS SECTION 1

STATE OF OHIO, DELAWARE COUNTY, BERLIN TOWNSHIP
FARM LOT 9 & 10, SECTION 3, TOWNSHIP 4, RANGE 18,
UNITED STATES MILITARY LANDS

R.P.C.
CASE NO. 07-22.1



VICINITY MAP NOT TO SCALE

SITUATED IN THE STATE OF OHIO, COUNTY OF DELAWARE, TOWNSHIP OF BERLIN, FARM LOTS 9 AND 10, SECTION 3, TOWNSHIP 4, RANGE 18, UNITED STATES MILITARY LANDS, BEING 36.366 ACRES ALL OUT OF THAT ORIGINAL 58.75 ACRE TRACT OF LAND, AS CONVEYED TO PULTE HOMES OF OHIO LLC, A MICHIGAN LIMITED LIABILITY COMPANY, OF RECORD IN O.R. 2010, PG. 217, BEING OF RECORD IN THE RECORDER'S OFFICE, DELAWARE COUNTY, OHIO.

THE UNDERSIGNED, PULTE HOMES OF OHIO LLC, A MICHIGAN LIMITED LIABILITY COMPANY, BY MATTHEW J. CALLAHAN, DIVISION VICE PRESIDENT LAND ACQUISITION, DULY AUTHORIZED IN THE PREMISES, DOES HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS "BERLIN BLUFFS SECTION 1", A SUBDIVISION CONTAINING LOTS NUMBERED 3511–3552, AND DOES HEREBY ACCEPT THIS PLAT OF SAME.

EASEMENTS ARE HEREBY RESERVED, IN, OVER AND UNDER AREAS DESIGNATED ON THIS PLAT AS "EASEMENT" (ESMT.), "DRAINAGE EASEMENT" (DRN. ESMT.), "SANITARY EASEMENT" (SAN. ESMT.), AND "UTILITY EASEMENT" (UTIL. ESMT.). EASEMENTS DESIGNATED AS "EASEMENT", "DRAINAGE EASEMENT" OR "UTILITY EASEMENT", PERMIT THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF ALL PUBLIC AND QUASI–PUBLIC UTILITIES ABOVE, BENEATH, AND ON THE SURFACE OF THE GROUND AND, WHERE NECESSARY, FOR THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF SERVICE CONNECTIONS TO ALL ADJACENT LOTS AND LANDS AND FOR STORM WATER DRAINAGE.

EASEMENTS DESIGNATED AS "SANITARY EASEMENT" SHALL MEAN AN EXCLUSIVE SANITARY EASEMENT OVER, THROUGH, UNDER, WITHIN, UPON, AND ACROSS THE AREA DESCRIBED ON THE PLAT, TOGETHER WITH INGRESS AND EGRESS OVER REASONABLE ROUTES ACROSS GRANTOR'S TRACTS THAT ADJOIN THE EASEMENT AREA WHEN EXERCISING THE PURPOSES OF THIS EASEMENT, EXCLUSIVELY FOR CONSTRUCTION, OPERATION AND MAINTENANCE OF PUBLIC AND OR PRIVATE SANITARY SEWERS, SERVICE CONNECTIONS, MANHOLES, FORCE MAINS, VALVES, AND OTHER SANITARY APPURTENANCES. SANITARY EASEMENTS MAY BE CROSSED BY OTHER UTILITIES AS EXPRESSED HEREIN.

IN WITNESS WHEREOF, MATTHEW J. CALLAHAN, DIVISION VICE PRESIDENT LAND ACQUISITION OF PULTE HOMES OF OHIO LLC, A MICHIGAN LIMITED LIABILITY COMPANY HAS CAUSED THIS PLAT TO BE EXECUTED BY THIS DULY AUTHORIZED OFFICE.

THIS 26 DAY OF March 2024.

SIGNED AND ACKNOWLEDGED

IN THE PRESENCE OF:

BY: _____

_____

PULTE HOMES OF OHIO LLC,
A MICHIGAN LIMITED LIABILITY COMPANY

_____
MATTHEW J. CALLAHAN
DIVISION VICE PRESIDENT LAND ACQUISITION

STATE OF OHIO
COUNTY OF DELAWARE:

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED MATTHEW J. CALLAHAN, DIVISION VICE PRESIDENT LAND ACQUISITION OF PULTE HOMES OF OHIO LLC, A MICHIGAN LIMITED LIABILITY COMPANY, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF PULTE HOMES OF OHIO LLC, FOR ITS USES AND PURPOSES EXPRESSED THEREIN.

IN WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS

26 DAY OF March, 2024

MY COMMISSION EXPIRES 7.7.26

_____

NOTARIAL SEAL
STATE OF OHIO

AUBREY LEIGH REECE
NOTARY PUBLIC
STATE OF OHIO
Comm. Expires
07-07-2026

APPROVED THIS 15th DAY OF March 2024

Jerry Valentine
BERLIN TWP., ZONING INSPECTOR

APPROVED THIS 26th DAY OF March 2024

_____
Eng. Aracagan DELCO–CO WATER CO., INC.

APPROVED THIS 4th DAY OF April 2024

_____
DELAWARE COUNTY SANITARY ENGINEER

APPROVED THIS 4th DAY OF April 2024

_____
DELAWARE COUNTY ENGINEER

APPROVED THIS 11th DAY OF June 2024

_____
DIRECTOR, DELAWARE COUNTY
REGIONAL PLANNING COMMISSION

THIS _____ DAY OF _____ 20_____

_____
DELAWARE COUNTY COMMISSIONERS

DRIVES HEREIN DEDICATED TO PUBLIC USE ARE HEREBY APPROVED FOR THE COUNTY OF DELAWARE, STATE OF OHIO. STREET IMPROVEMENTS WITHIN SAID DEDICATED RIGHT–OF–WAY SHALL NOT BE ACCEPTED FOR PUBLIC USE AND/OR MAINTENANCE UNLESS AND UNTIL CONSTRUCTION IS COMPLETED AND STREETS ARE FORMALLY ACCEPTED BY DELAWARE COUNTY.

TRANSFERRED THIS 11th DAY OF June 2024

George Kaitsa by TLH
AUDITOR, DELAWARE COUNTY, OHIO

RECORDED THIS 12th DAY OF June, 2024,
AT 8 : 20 A.M./P.M.
IN BOOK 2095, PAGE(S) 1330-1333;
PLAT CABINET 6, SLIDE 188, FEE $ 160.00

_____
RECORDER, DELAWARE COUNTY, OHIO

stored in

Doc ID: 015104520004 Type: OFF
Kind: PLAT
Recorded: 06/12/2024 at 08:20:04 AM
Fee Amt: $160.00 Page 1 of 4
Workflow# 0000352946-0001
Delaware County, OH
Melissa Jordan County Recorder
File# 2024-00011798
BK 2095 PG 1330-1333

DRAINAGE MAINTENANCE PETITION RECORDED IN THE DELAWARE COUNTY COMMISSIONER'S JOURNAL, RESOLUTION NO. 24-462, JOURNAL DATE 06/10/24.

BASIS OF BEARING

THE BASIS OF BEARING SHOW HEREON IS BASED ON NAD83 (2011), OHIO STATE PLANE NORTH ZONE.

SOURCE OF DATA

THE SOURCES OF RECORDED SURVEY DATA REFERENCED IN THE PLAN AND TEXT OF THIS PLAT ARE THE RECORDS OF THE RECORDER'S OFFICE, DELAWARE COUNTY, OHIO.

IRON PINS

ALL IRON PINS SET ARE SOLID 5/8" REBAR WITH A CAP MARKED "CESO". MONUMENTS SHALL BE SET UPON COMPLETION OF CONSTRUCTION.

PERMANENT MARKERS

ALL IRON PINS SET ARE SOLID IRON PINS, 1" IN DIAMETER, WITH AN ALUMINUM CAP STAMPED "CESO". MONUMENTS SHALL BE SET UPON COMPLETION OF CONSTRUCTION.

CERTIFICATION

WE DO HEREBY CERTIFY THAT WE HAVE SURVEYED THE ATTACHED PREMISES, PREPARED THE ATTACHED PLAT, AND THAT SAID PLAT IS CORRECT. ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. DIMENSIONS SHOWN ALONG CURVES ARE CHORD MEASUREMENTS. PERMANENT MARKERS, MAGNETIC NAILS AND IRON PINS ARE TO BE PLACED AS SHOWN UPON COMPLETION OF CONSTRUCTION NECESSARY TO THE IMPROVEMENTS OF THIS LAND. FIELD WORK WAS COMPLETED IN JUNE 2022.

3-18-24
SURVEYED AND PLATTED BY: CESO INC. DATE:
JEFFREY MILLER, P.S.
OHIO P.S. NO. 7211
2800 CORPORATE EXCHANGE DRIVE, SUITE 400
COLUMBUS, OHIO 43231

STATE OF OHIO
JEFFREY A. MILLER
7211
REGISTERED
PROFESSIONAL SURVEYOR

ACREAGE BREAKDOWN	
TOTAL ACREAGE:	36.366
ACREAGE IN RIGHT OF WAY	3.913
ACREAGE IN OPEN SPACE (LOTS 3551 & 3552)	20.656
ACREAGE IN BUILDABLE LOTS (40)	11.797

ACREAGE BREAKDOWN	
ACREAGE IN BERLIN TOWNSHIP	36.366
TOTAL ACREAGE:	36.366

ACREAGE BREAKDOWN:	
FARM LOT 9	4.519
FARM LOT 10	31.847

PLAT

BERLIN BLUFFS SECTION 1

BERLIN TOWNSHIP — DELAWARE COUNTY, OHIO

SCALE: N/A | DATE: 2/24/2023

DESIGN: N/A | DRAWN: OPG | CHECKED: ALB | JOB NO.: 760321 | SHEET NO.: 1 OF 4

W:\PROJECTS\KIMLEY HORN\760321_B\BERLINBLUFFS-BERLINTWP\04-SURVEY\DWG\760321-KH-BERLIN BLUFFS-PLAT SECT.DWG - 3/27/2023 11:37 AM

BERLIN BLUFFS SECTION 1

STATE OF OHIO, DELAWARE COUNTY, BERLIN TOWNSHIP
FARM LOT 9 & 10, SECTION 3, TOWNSHIP 4, RANGE 18,
UNITED STATES MILITARY LANDS

NOTE "A": NOTICE IS HEREBY GIVEN TO ANY BUYER OF THE LOTS DELINEATED UPON THIS PLAT, THAT ON FILE WITH THE BUILDING DEPARTMENT OF DELAWARE COUNTY, ARE SITE IMPROVEMENTS PLANS FOR THE DEVELOPMENT OF SAID LOTS SHOWING PROPOSED LOT DRAINAGE, PROPOSED GROUND ELEVATION AT HOUSE AND/OR LOT GRADING PLANS. THESE PLANS, AS APPROVED BY THE GOVERNMENTAL AGENCIES, ARE CONSIDERED PART OF THE APPROVAL OF THIS SUBDIVISION AND ARE TO BE INCORPORATED INTO THE FINAL PLOT PLAN REQUIRED WITH THE BUILDING PERMIT.

NOTE "B": BERLIN TOWNSHIP ZONING CODE FOR "BERLIN BLUFFS SECTION 1". IN EFFECT AT TIME OF PLATTING OF "BERLIN BLUFFS SECTION 1", SPECIFIES THE FOLLOWING SETBACK REQUIREMENTS:

DESIGNATION	R-3 WITH PRD OVERLAY
FRONT YARD:	30 FEET
SIDE YARD:	12.5 FEET
REAR YARD:	25 FEET

NOTE "C": ACREAGE BREAKDOWN

TOTAL ACREAGE:	36.366
ACREAGE IN RIGHT OF WAY	3.913
ACREAGE IN OPEN SPACE (LOTS 3551 & 3552)	20.656
ACREAGE IN BUILDABLE LOTS (40)	11.797

ACREAGE BREAKDOWN

ACREAGE IN BERLIN TOWNSHIP	36.366
TOTAL ACREAGE:	36.366

ACREAGE BREAKDOWN:

FARM LOT 9	4.519
FARM LOT 10	31.847

NOTE "D": NON-EXCLUSIVE UTILITY EASEMENTS ARE PLATTED FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF PUBLIC AND PRIVATE UTILITIES, STORM WATER MANAGEMENT, AND SERVICE CONNECTIONS THERETO, ABOVE AND BENEATH THE SURFACE OF THE GROUND.

NOTE "E": A NON-EXCLUSIVE EASEMENT IS HEREBY SPECIFICALLY GRANTED UNTO DEL-CO WATER COMPANY INC., ITS SUCCESSORS AND ASSIGNS, FOR THE LOCATION OF WATER LINES, VALVES AND APPURTENANCES WITHIN THE RIGHTS-OF-WAYS HEREBY DEDICATED AND WITHIN AREAS DESIGNATED HEREON AS "UTILITY EASEMENT", "SANITARY EASEMENT" OR "DRAINAGE EASEMENT" THAT ARE LOCATED ALONGSIDE THE RIGHTS-OF-WAY HEREBY DEDICATED. ALSO GRANTED IS THE RIGHT OF DEL-CO WATER COMPANY INC., TO INSTALL, SERVICE, AND MAINTAIN WATER METER CROCKS AND APPURTENANCES IN SAID EASEMENT AREAS ALONGSIDE SAID RIGHTS-OF-WAY. THE EASEMENT AREA SHALL BE FOR THE UNOBSTRUCTED USE OF DEL-CO WATER COMPANY, INC. PLACEMENT OF FENCES, WALLS, PILLARS, TREES, GARDENS, SHRUBBERIES, AND OTHER SURFACE FEATURES IS STRICTLY PROHIBITED.

NOTE "F": ON FILE WITH COUNTY ENGINEERING, BUILDING, HEALTH AND PLATTING AUTHORITIES ARE PLANS INDICATING THE NATURE AND LOCATION OF VARIOUS SUBDIVISION IMPROVEMENTS.

NOTE "G": BE ADVISED: A SUB-SURFACE DRAINAGE SYSTEM MAY EXIST ON THIS SITE. THE SYSTEM AND/OR OUTLET IF LOCATED ON THIS PROPERTY MUST BE MAINTAINED AT ALL TIMES.

NOTE "H": ZONING SETBACKS REFLECT CURRENT ZONING STANDARDS AT THE TIME OF THE ZONING INSPECTOR'S SIGNATURE OF THE FINAL PLAT AND ARE NOT SUBDIVISION PLAT RESTRICTIONS.

NOTE "I": NO VEHICULAR ACCESS TO BE IN EFFECT UNTIL SUCH TIME AS THE PUBLIC STREET RIGHT-OF-WAY IS EXTENDED BY PLAT, DEED, OR EASEMENT.

NOTE "J": AT THE TIME OF PLATTING AS "BERLIN BLUFFS SECTION 1", IS IN THE FLOOD HAZARD ZONE "X" (OUTSIDE OF THE 500-YEAR FLOODPLAIN) AS DESIGNATED AND DELINEATED ON THE FEMA FLOOD INSURANCE MAP FOR DELAWARE COUNTY, OHIO, AND INCORPORATED AREA, MAP NUMBER 39041C0232K, WITH EFFECTIVE DATE, OF APRIL 16, 2009 AND COMMUNITY PANEL NO. 39041C0255K (DATED APRIL 15, 2009).

NOTE "K": AT THE TIME OF PLATTING, ELECTRIC, CABLE AND TELEPHONE SERVICE PROVIDERS HAVE NOT ISSUED INFORMATION REQUIRED SO THAT EASEMENT AREAS, IN ADDITION TO THOSE SHOWN ON THIS PLAT AS DEEMED NECESSARY BY THESE PROVIDERS FOR THE INSTALLATION AND MAINTENANCE OF ALL OF THEIR MAIN LINE FACILITIES, COULD CONVENIENTLY BE SHOWN ON THIS PLAT. EXISTING RECORDED EASEMENT INFORMATION DESIRED ABOUT SUBDIVISION PLAT OF "BERLIN BLUFFS SECTION 1" PLAT OR ANY PART THEREOF CAN BE ACQUIRED BY A COMPETENT EXAMINATION OF THE THEN CURRENT PUBLIC RECORD, INCLUDING THOSE IN THE DELAWARE COUNTY RECORDER'S OFFICE.

NOTE "L": FOR ANY EASEMENT SHOWN ON THIS PLAT THAT CONTAINS A STORM SEWER, CULVERT, OVER LAND OPEN DITCH FLOOD ROUTE, DETENTION BASIN, RETENTION BASIN AND/OR OTHER STORM WATER STRUCTURE (HEREIN REFERRED TO AS STORM SEWER), THE STORM SEWER RIGHTS ARE SENIOR TO THE RIGHTS OF ANY OTHER PUBLIC OR PRIVATE UTILITY OR INTEREST UTILIZING THE EASEMENT, EXCEPT FOR OVERLAP AREAS WITH A "SANITARY EASEMENT". ANY COSTS ASSOCIATED WITH THE DAMAGE, REPAIR, REPLACEMENT OR RELOCATION OF ANY BURIED OR ABOVE GROUND FACILITY OR STRUCTURE THAT IS NECESSARY TO ALLOW THE MAINTENANCE, REPAIR OF REPLACEMENT OF THE STORM SEWER SHALL BE THE RESPONSIBILITY OF THE OWNER OF SAID UTILITY, FACILITY OR STRUCTURE. WHEN MAINTENANCE, REPAIR OR REPLACEMENT OF A STORM SEWER CAUSES THE REMOVAL OF ANY TREES. PLANTINGS, LANDSCAPING, FENCE, DRIVEWAY OR ANY OTHER FEATURE LOCATED WITHIN THE EASEMENT, THE REPLACEMENT AND COST OF SAID ITEMS SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE UNDERLYING PROPERTY OR HOMEOWNER'S ASSOCIATION IF APPLICABLE.

NOTE "M": ANY LANDSCAPE FEATURES, SUCH AS TREES, FENCES, RETAINING WALLS, ETC. IN DRAINAGE EASEMENTS SHALL BE REVIEWED BY THE DELAWARE SOIL AND WATER CONSERVATION DISTRICT (DCWCD) AND THE DELAWARE COUNTY ENGINEER'S OFFICE (DCEO) PRIOR TO INSTALLATION. THE DSWCD AND DCEO WILL REVIEW THE PROPOSED IMPROVEMENTS TO ASSURE THAT THE IMPROVEMENTS TO ASSURE THAT THE IMPROVEMENTS WILL NOT INTERFERE WITH THE STORM WATER CONTROL FACILITIES.

NOTE "N": NO BUILDINGS, SHEDS, DECKS, POOLS, OR OTHER SUCH STRUCTURES, OR THE FOOTERS OR FOUNDATIONS OF ANY STRUCTURES OR FEATURES SHALL BE CONSTRUCTED ABOVE OR BELOW GROUND WITHIN THE LIMITS OF ANY DRAINAGE EASEMENT UNLESS SAID STRUCTURE IS APPROVED IN WRITING BY THE DELAWARE COUNTY ENGINEER'S OFFICE.

NOTE "O": DRIVES SHALL NOT ENCROACH INTO ANY SIDE YARD DRAINAGE EASEMENT.

NOTE "P": ALL RESERVE/OPEN SPACES DELINEATED ON THIS PLAT SHALL BE ACCESSIBLE TO DELAWARE COUNTY, ITS SUCCESSORS AND ASSIGNS, FOR DRAINAGE MAINTENANCE PURPOSES.

NOTE "Q": SANITARY EASEMENTS ARE SOLELY FOR CONSTRUCTION, OPERATION, AND MAINTENANCE OF PUBLIC AND OR PRIVATE SANITARY SEWERS, SERVICE CONNECTIONS, MANHOLES, FORCE MAINS, VALVES, AND OTHER SANITARY APPURTENANCES. SANITARY EASEMENTS MAY BE CROSSED BY OTHER UTILITIES AS EXPRESSED HEREIN.

NOTE "R": ALL EASEMENTS AND RESERVES THAT OVERLAP OR COVER ALL OR PORTIONS OF A "SANITARY EASEMENT" SHALL BE SUBJECT TO THE PROVISIONS OF THE "SANITARY EASEMENT" WITHIN THE OVERLAP OR COVER AREAS. WORK TO FACILITATE SURFACE WATER DRAINAGE WITHIN THE OVERLAP OR COVER AREAS IS NOT RESTRICTED; HOWEVER ANY PROPOSED NEW STORM SEWER PIPES, INLETS, CATCH BASINS, STRUCTURES, OR OTHER STORM WATER APPURTENANCES OR INFRASTRUCTURE FEATURES SUBSEQUENT TO THOSE WHICH WERE PERMITTED WITH THE ORIGINAL SANITARY SEWER IMPROVEMENTS SHALL ONLY BE PERMITTED IF APPROVED BY THE GOVERNING STORMWATER AUTHORITY AND THE DELAWARE COUNTY SANITARY ENGINEER.

NOTE "S": THE ADDITION OR REMOVAL OF ANY DIRT, SOIL, FILL, OR OTHER CHANGES TO THE GROUND ELEVATION ABOVE THE SANITARY SEWER OR FORCE MAIN AND/OR WITHIN THE SANITARY EASEMENT SHALL BE SUBJECT TO APPROVAL OF THE DELAWARE COUNTY SANITARY ENGINEER.

NOTE "T": THE DELAWARE COUNTY SANITARY ENGINEER RESERVES THE RIGHT TO REQUIRE THAT ALL EARTHWORK WITHIN THE SANITARY EASEMENT BE GRADED TO SUCH A LEVEL THAT WILL, IN HIS OR HER OPINION, NOT JEOPARDIZE THE STRUCTURAL INTEGRITY OF, INFRINGE UPON, OR LIMIT THE COUNTY'S REASONABLE ACCESS TO THE SANITARY SEWER OR FORCE MAIN.

NOTE "U": NO OTHER UTILITY LINES, CONDUITS, MAINS, VALVES, BOXES, PEDESTALS, TRANSFORMERS, OR OTHER UTILITY APPURTENANCES ARE PERMITTED WITHIN ANY SANITARY EASEMENT UNLESS THEY ARE APPROVED ON THE SIGNED SANITARY SEWER PLANS, OR OTHERWISE APPROVED IN WRITING BY THE DELAWARE COUNTY SANITARY ENGINEER, EXCEPT THAT THE RIGHTS GRANTED TO DELCO WATER COMPANY, ITS SUCCESSORS, AND ASSIGNS TO INSTALL, SERVICE AND MAINTAIN RESIDENTIAL WATER SERVICES, METER CROCKS AND APPURTENANCES AS DESIGNATED ON THIS PLAT ARE NOT RESTRICTED.

NOTE "V": OTHER UTILITY CROSSINGS WITHIN THE SANITARY EASEMENT ARE ONLY PERMITTED AS DESCRIBED HEREIN, UNLESS THEY ARE APPROVED ON THE SIGNED SANITARY SEWER PLANS OR OTHERWISE APPROVED IN WRITING BY THE DELAWARE COUNTY SANITARY ENGINEER. RIGHT ANGLE OR NEAR RIGHT ANGLE UTILITY CROSSINGS ("NEAR RIGHT ANGLE" IS DEFINED AS AN ANGLE BETWEEN EIGHTY (80) DEGREES AND ONE-HUNDRED (100) DEGREES) OVER, ACROSS, OR UNDER A SANITARY SEWER OR FORCE MAIN AND OVER, ACROSS, UNDER, OR THROUGH THE SANITARY EASEMENT ARE NOT HEREBY RESTRICTED, EXCEPT THAT ALL UTILITY CROSSINGS UNDER A SANITARY SEWER OR FORCE MAIN SHALL BE SUBJECT TO THE REVIEW AND APPROVAL OF THE DELAWARE COUNTY SANITARY ENGINEER.

NOTE "W": ANY LANDSCAPING FEATURES, SUCH AS, BUT NOT LIMITED TO, TREES, FENCES, SIGNS STACKABLE RETAINING WALLS, ETC., WITHIN THE SANITARY EASEMENT SHALL BE REVIEWED FOR APPROVAL BY THE DELAWARE COUNTY SANITARY ENGINEER PRIOR TO INSTALLATION.

NOTE "X": WHEN MAINTENANCE, REPAIR OR REPLACEMENT OF PUBLIC SANITARY SEWERS, MANHOLES, FORCE MAINS, VALVES, AND OTHER PUBLIC SANITARY APPURTENANCES CAUSES THE REMOVAL OF ANY TREES, PLANTINGS, LANDSCAPING, FENCE, OR ANY OTHER FEATURE LOCATED WITHIN THE SANITARY EASEMENT, WITH THE EXCEPTION OF DRIVEWAYS AND PEDESTRIAN PATHWAYS, THE REPLACEMENT AND COST OF SAID ITEMS SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE UNDERLYING PROPERTY OR HOMEOWNER'S ASSOCIATION IF APPLICABLE.

NOTE "Y": LOTS 3551 & 3552 AS NUMBERED AND DELINEATED HEREON, SHALL BE OWNED AND MAINTAINED BY AN ASSOCIATION COMPRISED OF THE OWNERS OF THE FEE SIMPLE TITLES TO THE PLATTED LOTS SHOWN HEREON FOR THE PURPOSE OF COMMON OPEN SPACE AND STORM RUN-OFF FACILITIES; ALL OF LOTS 3551 & 3552 ARE DESIGNATED AS OPEN SPACE.

NOTE "Z": WITHIN THOSE AREAS OF LAND DESIGNATED "DRAINAGE EASEMENT" ON THIS PLAT, AN ADDITIONAL EASEMENT IS HEREBY RESERVED FOR THE PURPOSE OF CONSTRUCTING, OPERATING AND MAINTAINING MAJOR STORM WATER DRAINAGE SWALES AND/OR OTHER STORM WATER DRAINAGE FACILITIES. NO ABOVE GRADE STRUCTURES, DAMS, OR OTHER OBSTRUCTIONS TO THE FLOWS OF STORM WATER RUNOFF ARE PERMITTED WITHIN DRAINAGE EASEMENT AREAS AS DELINEATED ON THIS PLAT. EASEMENT AREAS SHOWN HEREON OUTSIDE OF THE PLATTED AREA ARE WITHIN LANDS OWNED BY THE UNDERSIGNED AND EASEMENTS ARE HEREBY RESERVED THEREIN FOR THE USE AND PURPOSES EXPRESSED HEREIN.

NOTE "AA": WITHIN THOSE AREAS OF LAND DESIGNATED "DRAINAGE EASEMENT", AN EASEMENT IS HEREBY RESERVED FOR MAINTAINING STORM WATER DRAINAGE SWALES AND/OR OTHER STORM WATER DRAINAGE FACILITIES ALONG WITH GRANTING DELAWARE COUNTY, ITS SUCCESSORS OR ASSIGNS THE RIGHT OF INGRESS OR EGRESS FROM THE PUBLIC RIGHT-OF-WAY TO THE DRAINAGE EASEMENT AS DEFINED ABOVE. PURSUANT TO ORC SECTION 6137, DELAWARE COUNTY, ITS SUCCESSORS OR ASSIGNS, SHALL TAKE CORRECTIVE MEASURES OR REPAIRS TO RESTORE THE CULVERT AND/OR WATER COURSE, IF NECESSARY, INCLUDING THOSE ACTIONS CAUSED BY AN EMERGENCY SITUATION. THE COSTS ASSOCIATED WITH THESE CORRECTIVE MEASURES SHALL BE ASSESSED BY THE OWNER(S).

PLAT

BERLIN BLUFFS SECTION 1

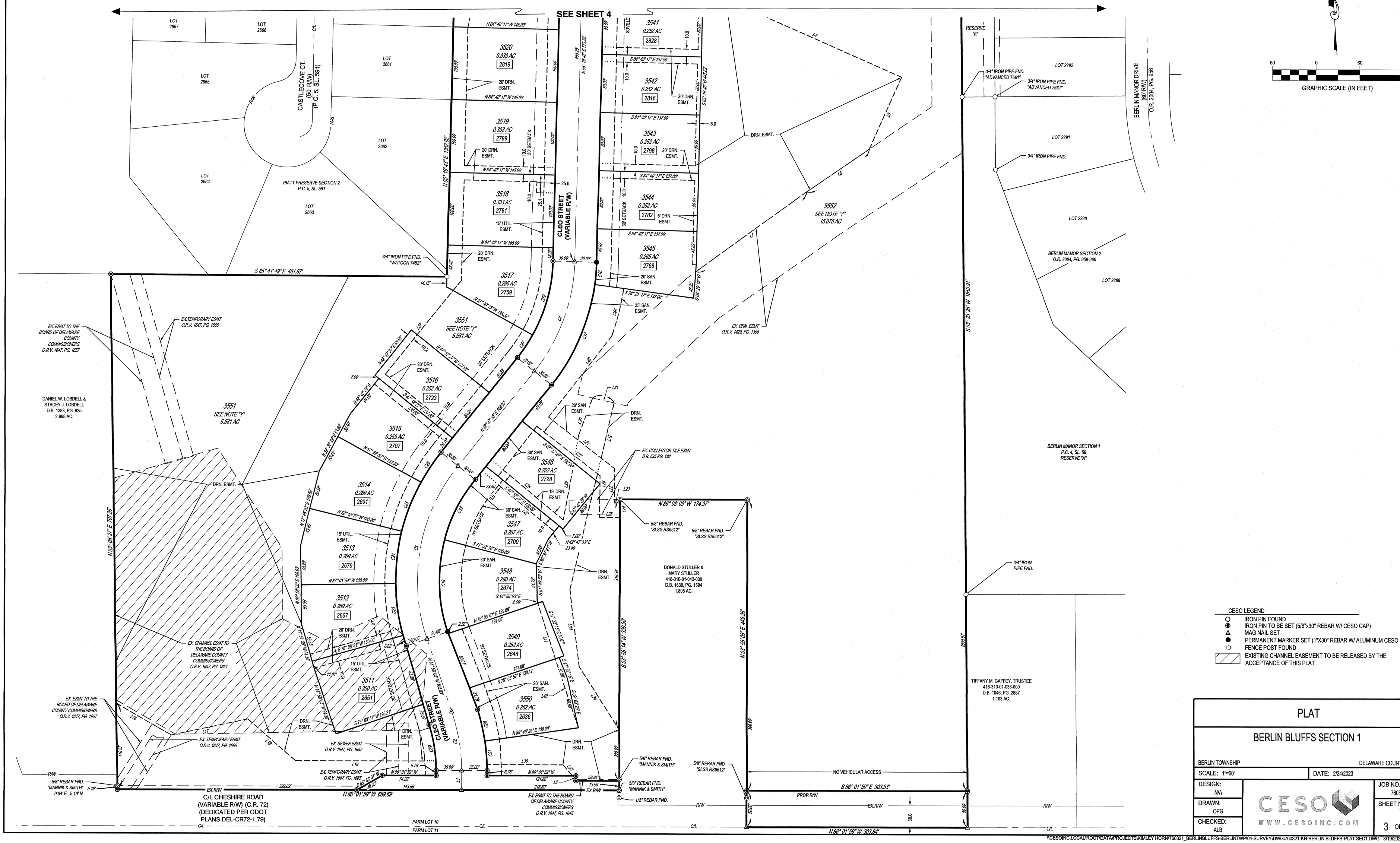
BERLIN TOWNSHIP — DELAWARE COUNTY, OHIO

SCALE: N/A	DATE: 2/24/2023	
DESIGN: N/A	CESO WWW.CESOINC.COM	JOB NO.: 760321
DRAWN: OPG		SHEET NO.: 2 OF 4
CHECKED: ALB		

Book: 2095 Page: 1330 Page 3 of 4

BERLIN BLUFFS SECTION 1

STATE OF OHIO, DELAWARE COUNTY, BERLIN TOWNSHIP
FARM LOT 9 & 10, SECTION 3, TOWNSHIP 4, RANGE 18,
UNITED STATES MILITARY LANDS



60 0 60 120
GRAPHIC SCALE (IN FEET)

CESO LEGEND
- IRON PIN FOUND
- IRON PIN TO BE SET (5/8"x30" REBAR W/ CESO CAP)
- MAG NAIL SET
- PERMANENT MARKER SET (1"X30" REBAR W/ ALUMINUM CESO CAP)
- FENCE POST FOUND
- EXISTING CHANNEL EASEMENT TO BE RELEASED BY THE ACCEPTANCE OF THIS PLAT

PLAT

BERLIN BLUFFS SECTION 1

BERLIN TOWNSHIP — DELAWARE COUNTY, OHIO

SCALE: 1"=60' — DATE: 2/24/2023

DESIGN: N/A
DRAWN: OPG
CHECKED: ALB

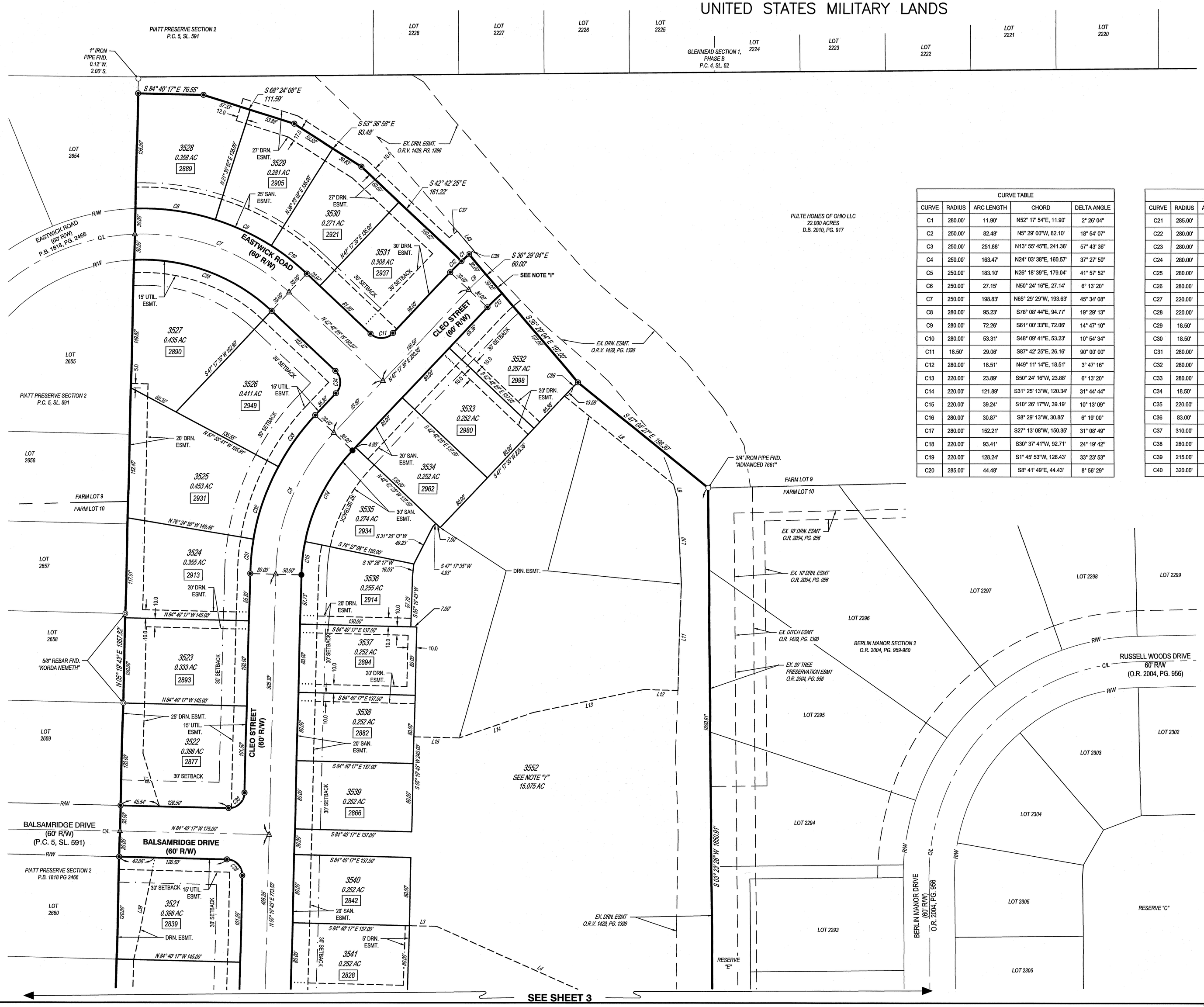
CESO
WWW.CESOINC.COM

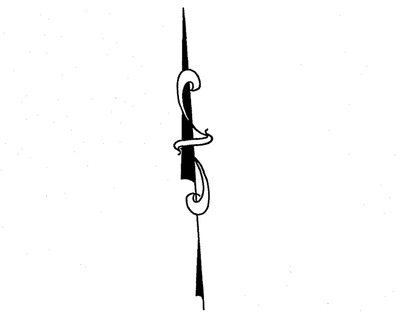
JOB NO.: 760321
SHEET NO.: 3 OF 4

Book: 2095 Page: 1330 Page 4 of 4

BERLIN BLUFFS SECTION 1

STATE OF OHIO, DELAWARE COUNTY, BERLIN TOWNSHIP
FARM LOT 9 & 10, SECTION 3, TOWNSHIP 4, RANGE 18,
UNITED STATES MILITARY LANDS





CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD	DELTA ANGLE
C1	280.00'	11.90'	N52° 17' 54"E, 11.90'	2° 26' 04"
C2	250.00'	82.46'	N5° 29' 00"W, 82.10'	18° 54' 07"
C3	250.00'	251.88'	N13° 55' 45"E, 241.36'	57° 43' 36"
C4	250.00'	163.47'	N24° 03' 38"E, 160.57'	37° 27' 50"
C5	250.00'	183.10'	N26° 18' 39"E, 179.04'	41° 57' 52"
C6	250.00'	27.15'	N50° 24' 16"E, 27.14'	6° 13' 20"
C7	250.00'	198.83'	N65° 29' 29"W, 193.63'	45° 34' 08"
C8	280.00'	95.23'	S78° 08' 44"E, 94.77'	19° 29' 13"
C9	280.00'	72.26'	S61° 00' 33"E, 72.06'	14° 47' 10"
C10	280.00'	53.31'	S48° 09' 41"E, 53.23'	10° 54' 34"
C11	18.50'	29.06'	S87° 42' 25"E, 26.16'	90° 00' 00"
C12	280.00'	18.51'	N49° 11' 14"E, 18.51'	3° 47' 16"
C13	220.00'	23.89'	S50° 24' 16"W, 23.88'	6° 13' 20"
C14	220.00'	121.89'	S31° 25' 13"W, 120.34'	31° 44' 44"
C15	220.00'	39.24'	S10° 26' 17"W, 39.19'	10° 13' 09"
C16	280.00'	30.87'	S8° 29' 13"W, 30.85'	6° 19' 00"
C17	280.00'	152.21'	S27° 13' 08"W, 150.35'	31° 08' 49"
C18	220.00'	93.41'	S30° 37' 41"W, 92.71'	24° 19' 42"
C19	220.00'	128.24'	S1° 45' 53"W, 126.43'	33° 23' 53"
C20	285.00'	44.48'	S8° 41' 49"E, 44.43'	8° 56' 29"

CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD	DELTA ANGLE
C21	285.00'	40.76'	S0° 07' 45"E, 40.72'	8° 11' 39"
C22	280.00'	15.03'	N13° 23' 46"W, 15.03'	3° 04' 35"
C23	280.00'	72.46'	N4° 26' 41"W, 72.25'	14° 49' 35"
C24	280.00'	72.49'	N10° 23' 06"E, 72.29'	14° 49' 59"
C25	280.00'	72.40'	N25° 12' 34"E, 72.20'	14° 48' 57"
C26	280.00'	49.72'	N37° 42' 17"E, 49.66'	10° 10' 30"
C27	220.00'	37.61'	N37° 53' 40"E, 37.57'	9° 47' 45"
C28	220.00'	106.24'	N19° 09' 45"E, 105.21'	27° 40' 04"
C29	18.50'	29.06'	N39° 40' 17"W, 26.16'	90° 00' 00"
C30	18.50'	29.06'	N50° 19' 43"E, 26.16'	90° 00' 00"
C31	280.00'	40.37'	N9° 27' 33"E, 40.34'	8° 15' 39"
C32	280.00'	90.32'	N22° 49' 51"E, 89.93'	18° 28' 57"
C33	280.00'	74.38'	N39° 40' 57"E, 74.17'	15° 13' 16"
C34	18.50'	29.06'	N2° 17' 35"E, 26.16'	90° 00' 00"
C35	220.00'	176.86'	N65° 44' 15"W, 172.14'	46° 03' 40"
C36	83.00'	9.01'	S50° 24' 16"W, 9.01'	6° 13' 20"
C37	310.00'	12.06'	N53° 40' 56"E, 12.06'	2° 13' 44"
C38	280.00'	6.87'	S54° 13' 07"W, 6.87'	1° 24' 22"
C39	215.00'	64.30'	N4° 36' 00"W, 64.06'	17° 08' 08"
C40	320.00'	67.40'	N17° 40' 45"E, 67.27'	12° 04' 03"

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N03° 58' 04"E	26.78
L2	N03° 58' 01"E	7.00
L3	S84° 40' 17"E	31.50
L4	S62° 08' 16"E	263.69
L5	S27° 51' 44"W	108.23
L6	S59° 37' 31"W	104.34
L7	S58° 04' 36"W	187.67
L8	S47° 04' 27"E	164.32
L9	S13° 42' 15"E	16.77
L10	S01° 36' 54"W	100.68
L11	S05° 40' 46"W	124.67
L12	N84° 19' 14"W	39.54
L13	S82° 07' 34"W	133.07
L14	S74° 57' 18"W	90.95
L15	N84° 40' 17"W	53.27
L16	S56° 03' 29"E	87.57
L17	S81° 57' 59"W	107.48
L18	S44° 53' 36"E	86.87
L19	S86° 01' 59"E	192.84
L20	S41° 50' 35"W	141.18
L21	S48° 09' 25"E	114.68
L22	S03° 58' 14"W	47.24

LINE TABLE		
LINE #	DIRECTION	LENGTH
L23	S86° 01' 46"E	7.82
L24	S03° 58' 14"W	20.00
L25	N86° 01' 46"W	27.82
L26	N03° 58' 14"E	57.46
L27	N48° 09' 25"W	109.90
L28	S46° 28' 09"E	129.28
L29	N14° 06' 06"E	118.00
L30	N24° 23' 57"E	55.07
L31	S73° 06' 24"E	30.26
L32	S17° 10' 34"W	263.17
L33	S02° 58' 44"E	107.19
L34	S28° 49' 20"E	102.49
L35	N36° 23' 20"W	19.68
L36	N86° 01' 59"W	104.41
L37	S42° 57' 25"W	165.99
L38	N15° 40' 13"E	107.65
L39	N13° 05' 10"W	65.02
L40	N15° 04' 55"W	76.67
L41	N13° 37' 26"W	106.00
L42	N46° 28' 09"W	130.01
L43	S36° 22' 11"E	30.01

CESO LEGEND

- IRON PIN FOUND
- IRON PIN TO BE SET (5/8"x30" REBAR W/ CESO CAP)
- MAG NAIL SET
- PERMANENT MARKER SET (1"X30" REBAR W/ ALUMINUM CESO CAP)
- FENCE POST FOUND
- EXISTING CHANNEL EASEMENT TO BE RELEASED BY THE ACCEPTANCE OF THIS PLAT

PLAT

BERLIN BLUFFS SECTION 1

BERLIN TOWNSHIP — DELAWARE COUNTY, OHIO

SCALE: 1"=60' — DATE: 2/24/2023

DESIGN: N/A
DRAWN: OPG
CHECKED: ALB

CESO
WWW.CESOINC.COM

JOB NO.: 760321
SHEET NO.: 4 OF 4